



Entered on Docket  
February 25, 2009

A handwritten signature in dark ink, appearing to read "Linda B. Riegler".

Hon. Linda B. Riegler  
United States Bankruptcy Judge

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:  
USA COMMERCIAL MORTGAGE COMPANY,  
  
USA CAPITAL REALTY ADVISORS, LLC  
  
USA CAPITAL DIVERSIFIED TRUST DEED FUND,  
LLC  
  
USA CAPITAL FIRST TRUST DEED FUND, LLC,  
  
USA SECURITIES, LLC

Debtors

**Affects:**  
USA Commercial Mortgage Company

Case No.: BK-S-06-10725-LBR  
Case No. BK-S-06-10726-LBR  
Case No. BK-S-06-10727-LBR  
Case No. BK-S-06-10728-LBR  
Case No. BK-S-06-10729-LBR

Chapter 11

Jointly Administered Under Case No.  
BK-S-06-10725-LBR

Judge Linda B. Riegler

**ORDER GRANTING MOTION  
FOR APPROVAL OF  
SETTLEMENT AGREEMENT BY  
AND BETWEEN THE USACM  
LIQUIDATING TRUST, USA  
INVESTMENT PARTNERS, LLC,  
TOBLAK, LLC, DDH FINANCIAL  
CORP., AND TANAMERA  
COMMERCIAL  
DEVELOPMENT, LLC**

Upon consideration of the Motion Seeking The Approval Of The Settlement Agreement By And Between The USACM Liquidating Trust, USA Investment Partners, LLC, Toblak, LLC, DDH Financial Corp., And Tanamera Commercial Development, LLC, dated January 15, 2009 (the "Motion to Approve Settlement"), filed by the USACM Liquidating Trust (the "USACM Trust"), seeking approval of the Settlement Agreement And Release Of Claims (the "Settlement Agreement") between the USACM Trust, USA Investment Partners, LLC, Toblak LLC, DDH Financial Corp., and Tanamera Commercial Development pursuant to Rule 9019 of the

1 Federal Rules of Bankruptcy Procedure; and it appearing that the Court has jurisdiction to consider  
2 the Motion and the relief requested therein; and due notice of the Motion and the hearing to be held  
3 thereon having been served to all parties entitled thereto in accordance with the Bankruptcy Rules  
4 and this Court's Local Rules, and no other or further notice need be given; and a hearing having  
5 been held before this Court; and the Court having concluded that the Settlement Agreement is the  
6 result of good faith arm's-length bargaining and not the product of fraud or collusion; and it  
7 appearing that the relief requested in the Motion is in the best interest of the estates and the  
8 beneficiaries of the USACM Trust, and upon the proceedings before the Court; and good and  
9 sufficient cause appearing therefore, it is  
10

11 ORDERED that the Motion to Approve Settlement is granted; and it is further  
12

13 ORDERED that the Settlement Agreement is authorized and approved pursuant to  
14 Bankruptcy Rule 9019; and it is further  
15

16 ORDERED that pursuant to the Terms of the Settlement Agreement, Ticor Title  
17 Company is ordered to release the funds held in escrow account 0040042460 to the USACM Trust;  
18 and it is further  
19

20 ORDERED that Geoffrey L. Berman, in his capacity as the Court-appointed trustee  
21 of the USACM Trust, is authorized to execute, deliver, implement, and fully perform any and all  
22 obligations, instruments, documents and papers and to take any and all actions reasonably necessary  
23 to consummate the Settlement Agreement and perform any and all obligations contemplated therein  
24 on behalf of the USACM Trust.  
25  
26

PREPARED AND SUBMITTED:

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AGREED:

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Tanamera Commercial Development

CERTIFICATION PURSUANT TO LOCAL RULE 9021

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

\_\_\_\_\_ The court has waived the requirement of approval under LR 9021

\_\_\_\_\_ No parties appeared or filed written objections, and there is no trustee appointed in the case.

  X   I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved of the order as indicated by the signatures above.

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